



 PAUL GRAHAM

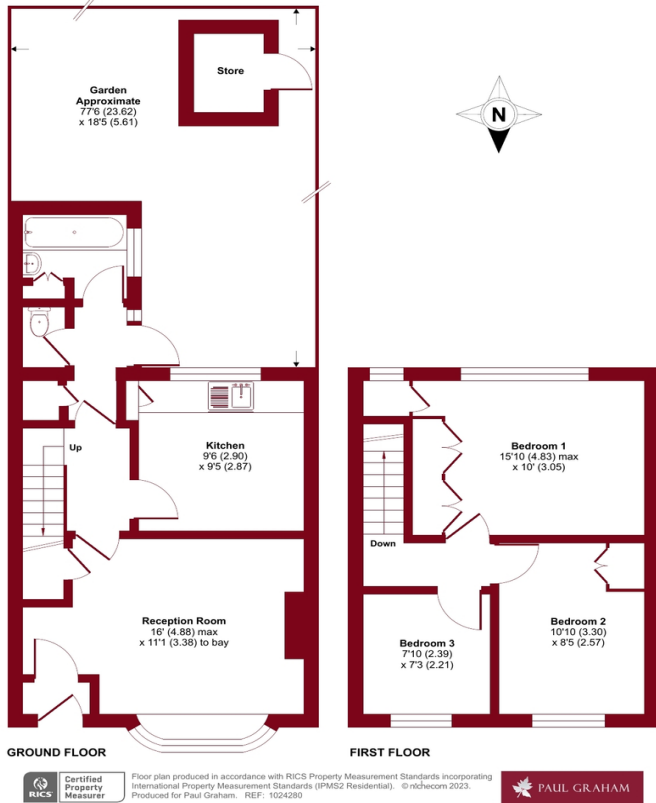


159 Peterborough Road, Carshalton, SM5 1DT | **Guide Price £375,000 Freehold**

SALE AGREED OFF MARKET BY PAUL GRAHAM ESTATE AGENTS: A charming three bedroom terrace house in Carshalton ideally situated backing onto Poulter Park. The property boasts a bright and spacious reception room, a separate kitchen, off road parking, gas central heating and a beautiful mature rear garden which backs onto the park

Peterborough Road, Carshalton, SM5

Approximate Area = 747 sq ft / 69.3 sq m (excludes store)
For identification only - Not to scale



PORCH

RECEPTION ROOM 16' 0" x 11' 1" (4.88m x 3.38m)

KITCHEN 9' 6" x 9' 5" (2.9m x 2.87m)

HALL

WC

BATHROOM

SOUTHERLY ASPECT GARDEN

BEDROOM 1 15' 10" x 10' 0" (4.83m x 3.05m)

BEDROOM 2 10' 10" x 8' 5" (3.3m x 2.57m)

BEDROOM 3 7' 10" x 7' 3" (2.39m x 2.21m)

OFF ROAD PARKING



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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